Alex Torpey

From: Alex Torpey
Sent: Monday, August 3, 2026 9:23 AM
Subject: Fw: Updated invitation with note: Planning Commission Meeting @ Mon 3 Aug 2026 19:00 - 20:00 (EDT) (ales.email@gmail.com)

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x223
w: randolphvt.org

Office Hours
I am typically in the office **Mondays** and **Wednesdays** 9-5pm (**appointments required before 1pm**), and available outside of those hours as needed. We recommend reaching out before stopping by to ensure someone is available, or you can book an appointment easily online here.

My office hours may differ from yours - please don't feel the need to respond outside of yours.

From: Alex Torpey <Alex@randolphvt.org>
Sent: Monday, August 3, 2026 9:20 AM
To: Josh Hanford <jhanford@vlct.org>; Caroline Kimball <kimballcaroline@gmail.com>; Matt Murawski <murawskivt@gmail.com>
Cc: A R <ales.email@gmail.com>; Alex Torpey Randolph <alextorpey.randolph@gmail.com>; alex@rethinklocal.us <alex@rethinklocal.us>; Larry Satcowitz <lsatcowitz@gmail.com>; Cody Armstrong <cdamaple@gmail.com>; Larry Satcowitz <larry@satcowitz.com>; Zoning <zoning@randolphvt.org>; Bill McGrath <wmcgrath@ldyinc.com>
Subject: Re: Updated invitation with note: Planning Commission Meeting @ Mon 3 Aug 2026 19:00 - 20:00 (EDT) (ales.email@gmail.com)

Hey all - note on the zoom links, the link in the agenda is always accurate and the best place to go, for some reason the town website calendar plugged in the SB meeting links when that was updated, but that should be fixed. However, it's the same link for every PC meeting, so you can always use a past one if you can't find it.

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Cc: A R <ales.email@gmail.com>; Alex Torpey Randolph <alextorpey.randolph@gmail.com>; alex@rethinklocal.us <alex@rethinklocal.us>; Larry Satcowitz <lsatcowitz@gmail.com>; Cody Armstrong <cdamaple@gmail.com>; Larry Satcowitz <larry@satcowitz.com>; Alex Torpey <Alex@randolphvt.org>; Zoning <zoning@randolphvt.org>; Bill McGrath <wmcgrath@ldyinc.com>
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I can be attend by Zoom tonight as well, but like Caroline I've found that the link and agenda posted don't work sometimes.

Thanks,
Josh

Josh Hanford
Director, Intergovernmental Relations
Vermont League of Cities & Towns
89 Main St. Suite 4, Montpelier, VT 05602
Direct: 802-262-1922
jhanford@vclt.org
VLCT.ORG

- **Early Bird Pricing for Town Fair** – vlct.org/townfair – Register in August for the best rate!
- **Free Risk Management Training** – vlct.org/PACIFlearn – A broad selection of useful online courses for PACIF members.
- **Nominations for VLCT Board of Directors** – vlct.org/VLCTBoardNomAug2026 – Nominate a qualified local official with our online form by August 29.

From: Caroline Kimball <kimballcaroline@gmail.com>
Sent: Saturday, August 1, 2026 9:38 AM
To: Matt Murawski <murawskivt@gmail.com>
Cc: A R <ales.email@gmail.com>; Alex Torpey Randolph <alextorpey.randolph@gmail.com>; alex@rethinklocal.us <alex@rethinklocal.us>; Larry Satcowitz <lsatcowitz@gmail.com>; Cody Armstrong <cdamaple@gmail.com>; Larry Satcowitz <larry@satcowitz.com>; Alex Torpey <alex@randolphvt.org>; Zoning <zoning@randolphvt.org>; Josh Hanford <jhanford@vlct.org>; Bill McGrath <wmcgrath@ldyinc.com>
Subject: Re: Updated invitation with note: Planning Commission Meeting @ Mon 3 Aug 2026 19:00 - 20:00 (EDT) (ales.email@gmail.com)

I'll be there via Zoom. I tried last time but the wrong link was posted.

On Sat, Aug 1, 2026 at 9:36 AM Matt Murawski <murawskivt@gmail.com> wrote:
All (removed Mathew, added Bill),

We need you there Monday 7pm.

Please review the event ordinance triggers in the opening section of the draft ordinance in advance so we can have a productive discussion about it. I'll resend the doc if you don't see it.

If you can't attend Monday speak up ASAP.

--Matt

On Sat, Aug 1, 2026, 9:24 AM A R <ales.email@gmail.com> wrote:
So far I've only heard from Cody. As things stand now I don't plan on being there Monday but if it looks like we can have quorum I will try to make it.

On Thu, Jul 30, 2026 at 10:03 PM A R <ales.email@gmail.com> wrote:
Would it be possible to verify in advance that we'll have quorum since we haven't it the last couple? My calendar is tight right now and knowing if I have to block the evening ahead of time would be nice. Thanks!

Alex Torpey

From: Josh Hanford <jhanford@vlct.org>
Sent: Monday, August 3, 2026 9:04 AM
To: Caroline Kimball; Matt Murawski
Cc: A R; Alex Torpey Randolph; alex@rethinklocal.us; Larry Satcowitz; Cody Armstrong; Larry Satcowitz; Alex Torpey; Zoning; Bill McGrath
Subject: Re: Updated invitation with note: Planning Commission Meeting @ Mon 3 Aug 2026 19:00 - 20:00 (EDT) (ales.email@gmail.com)

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From: Caroline Kimball <kimballcaroline@gmail.com>
Sent: Saturday, August 1, 2026 9:39 AM
To: Matt Murawski
Cc: A R; Alex Torpey Randolph; alex@rethinklocal.us; Larry Satcowitz; Cody Armstrong; Larry Satcowitz; Alex Torpey; Zoning; Josh Hanford; Bill McGrath
Subject: Re: Updated invitation with note: Planning Commission Meeting @ Mon 3 Aug 2026 19:00 - 20:00 (EDT) (ales.email@gmail.com)

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Alex Torpey

From: Matt Murawski <murawskivt@gmail.com>
Sent: Monday, April 6, 2026 6:55 PM
To: Alex Torpey
Subject: Re: Document shared with you: "Randolph Event Ordinance Final Draft 4-17-25"

Yeah. Agreed. I just want to alert people that it is there and as we discussed at previous meetings, members should look at it and provide comments on section 2. And that's it. I don't think that puts us in harm's Way, does it?

On Mon, Apr 6, 2026, 6:50 PM Alex Torpey <Alex@randolphvt.org> wrote:

> Would add a word of caution about doing much of anything with this tonight because it's not on the agenda, and especially because there are people who want to know about it if it's being discussed.

Alex Torpey

Director of Planning, Zoning, and Regional Partnerships

Town of Randolph

7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org

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From: Matt Murawski (via Google Docs) <drive-shares-dm-noreply@google.com>
Sent: Monday, April 6, 2026 6:46 PM
To: Alex Torpey <Alex@randolphvt.org>
Cc: ales.email@gmail.com; cdamaple@gmail.com; jhanford@vlct.org; kimballcaroline@gmail.com; lsatcowitz@gmail.com; mathew@sparcinsights.com; wmcgrath@ldyinc.com
Subject: Document shared with you: "Randolph Event Ordinance Final Draft 4-17-25"

Matt Murawski shared a document

Matt Murawski (murawskivt@gmail.com) added you as a commenter. Verify your email to securely comment on this document. You will need to verify your email every 7 days. Learn more

Here's the Draft Event Ordinance as a shared Google Doc. Will discuss tonight and then provide comments for future meetings.

Randolph Event Ordinance Final Draft 4-17-25

This email grants access to this item without logging in. Only forward it to people you trust.

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You have received this email because **murawskivt@gmail.com** shared a document with you from Google Docs. Delete visitor session

Google Workspace

Alex Torpey

From: Alex Torpey
Sent: Monday, April 6, 2026 6:50 PM
To: Matt Murawski
Subject: RE: Document shared with you: "Randolph Event Ordinance Final Draft 4-17-25"

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Sent: Monday, April 6, 2026 6:46 PM
To: Alex Torpey <Alex@randolphvt.org>
Cc: ales.email@gmail.com; cdamaple@gmail.com; jhanford@vlct.org; kimballcaroline@gmail.com; lsatcowitz@gmail.com; mathew@sparcinsights.com; wmcgrath@ldyinc.com
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Google Workspace

Alex Torpey

From: A R <ales.email@gmail.com>
Sent: Tuesday, March 3, 2026 9:07 AM
To: Alex Torpey
Cc: alex@rethinklocal.us; lsatcowitz@gmail.com; murawskivt@gmail.com; kimballcaroline@gmail.com; mathew@sparcinsights.com; cdamaple@gmail.com; larry@satcowitz.com; Zoning; jhanford@vlct.org; Alex Torpey Randolph
Subject: Re: Updated invitation with note: Planning Commission Meeting @ Mon Mar 2, 2026 7pm - 8pm (EST) (alex@randolphvt.org)
Attachments: 2026-03-02.pdf; 2026-02-02.pdf

Minutes from last two meetings attached.

On Tue, Mar 3, 2026 at 7:51 AM Alex Torpey <Alex@randolphvt.org> wrote:
Hey all just a reminder to please send your constituency/demographic info that we discussed last night over today. Thanks!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

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From: Alex Torpey Randolph <alextorpey.randolph@gmail.com>
Sent: Monday, March 2, 2026 7:27 PM
To: ales.email@gmail.com <ales.email@gmail.com>; alex@rethinklocal.us <alex@rethinklocal.us>; lsatcowitz@gmail.com <lsatcowitz@gmail.com>; murawskivt@gmail.com <murawskivt@gmail.com>; kimballcaroline@gmail.com <kimballcaroline@gmail.com>; mathew@sparcinsights.com <mathew@sparcinsights.com>; cdamaple@gmail.com <cdamaple@gmail.com>; larry@satcowitz.com <larry@satcowitz.com>; Alex Torpey <Alex@randolphvt.org>; Zoning <zoning@randolphvt.org>; jhanford@vlct.org <jhanford@vlct.org>
Subject: Updated invitation with note: Planning Commission Meeting @ Mon Mar 2, 2026 7pm - 8pm (EST)

(alex@randolphvt.org)
When: Monday, March 2, 2026 7:00 PM-8:00 PM.
Where:

This event has been updated with a note:
"Draft minutes "
Changed: attachments

Attachments CHANGED

- PC Draft Minutes 2026-...
- 2026-03-02 PC Meeting ...
- Town Plan Tracking Doc...

Randolph Planning Commission Meeting

Monday January 5th 2025 7pm

This will be a hybrid meeting.

Attend in person at the Randolph Town Offices, 1st Floor Conference Room.

Or join on-line with the Zoom meeting link:

https://us06web.zoom.us/j/88327047777

Meeting ID: 883 2704 7777

Agenda

1. Call to Order | 1 Min
2. Public comment: (for items not on the agenda) | 5 min

3. Approval of Minutes | 5 min
4. New Business | 10 min
    1. 2026 PC Meeting Schedule (see below as well)
    2. Memo on two-lot subdivisions regarding administrative review
5. Old Business | 10 min
    1. PC Appointments and membership
    2. Proposal for 3- and 4-plex allowance in RVHDR – accomplished already by Act 181
6. 2026/2027 Town Plan Updates | 35 min
    1. Review of updated memo with revised timeline, goals, structure, etc
    2. Report back on tasks for each member from last meeting:
        - Zoning issues identified to address in LUR update
        - Stakeholders identified for public outreach
    3. Discuss public outreach next steps and PC member tasks
    4. Review Planning Commission Meeting Dates for 2026
    5. Next steps
7. Adjourn | 1 min

When

Monday Mar 2, 2026 · 7pm – 8pm (Eastern Time - New York)

Guests

Alex Torpey Randolph - organizer
ales.email@gmail.com
alex@rethinklocal.us
lsatcowitz@gmail.com
murawskivt@gmail.com
kimballcaroline@gmail.com
mathew@sparcinsights.com
cdamaple@gmail.com
larry@satcowitz.com
alex@randolphvt.org
zoning@randolphvt.org
jhanford@vlct.org
View all guest info

Reply for alex@randolphvt.org

Yes No Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Alex Torpey

From: Alex Torpey
Sent: Monday, February 2, 2026 7:10 PM
To: Matt Murawski; Alex Torpey Randolph; ales.email@gmail.com; alex@rethinklocal.us; lsatcowitz@gmail.com; Larry Satcowitz; Zoning; kimballcaroline@gmail.com; jhanford@vlct.org; mathew@sparcinsights.com
Subject: Re: Town Plan checkin
Attachments: 2025-12-1 PC Meeting Minutes.docx

December draft minutes attached

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

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From: Alex Torpey
Sent: Monday, January 12, 2026 10:34:19 AM
To: Matt Murawski; Alex Torpey Randolph; ales.email@gmail.com; alex@rethinklocal.us; lsatcowitz@gmail.com; Larry Satcowitz; Zoning; kimballcaroline@gmail.com; jhanford@vlct.org; mathew@sparcinsights.com
Subject: Town Plan checkin

Hey all,

Emailing with a status of what we've got and what we need ASAP to keep moving forward. We've made some progress, but we are currently over a month behind the timeline set from the meeting in December (I'll have an adjusted Gantt Chart in February's meeting), from not having the to-dos completed and by not having a quorum so that we could start twice-monthly meetings in January.

You can see everything I'm slowly compiling from each of you here (this will be the link going forward to feel free to bookmark), **but if I can get everything needed below today** that would help keep us from falling any more behind, as I can start on some outreach on Thursday.

I want to give an extra kudos to Caroline for sending over three great hosts, and to Matt for a great detailed list of topics.

- Matt
  - Hosts sent
  - Topics sent
- Josh
  - Hosts sent (contact info needed)
  - Topics sent
- Caroline
  - Hosts sent
  - Topics **needed**
- Matthew
  - Hosts **needed**
  - Topics **needed**
- Ale
  - Hosts **needed**
  - Topics **needed**
- Larry
  - Hosts **needed**
  - Topics **needed**

Before February's meeting, please everyone send over a list of stakeholders in town that we should make sure to engage through this process. This is different than hosts. This is demographics, communities, subgroups, etc in town that we should make sure to try and engage with as we go. **These need to be sent before the meeting** so I can compile them, and we can discuss and confirm in the meeting and then move forward.

Thanks all!

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From: Matt Murawski <murawskivt@gmail.com>
Sent: Friday, January 9, 2026 3:33 PM
To: Alex Torpey <ATorpey@randolphvt.org>
Cc: Alex Torpey Randolph <alextorpey.randolph@gmail.com>; ales.email@gmail.com; alex@rethinklocal.us; lsatcowitz@gmail.com; Larry Satcowitz <Larry@satcowitz.com>; murawskivt@gmail.com; Zoning <zoning@randolphvt.org>; kimballcaroline@gmail.com; jhanford@vlct.org; mathew@sparcinsights.com
Subject: PC Issues for Town Plan & LUR update

Alex,

You asked us each to send you issues we want to touch on during Town Plan / LUR update. Here are some of mine:

RELATIVELY MINOR

1. **Setback Waiver.** Revise waiver of setback requirement based on abutting property setback to prevent unanticipated over-application.
2. **Lighting requirements** under site plan review. Need clearer design standard and enforcement expectation.
3. **Subdivision section of LUR**. Simplify mostly with structural changes so very rare things, like adoption of roads by Town, are in their own sections and it's clear what's actually required.
4. **Road Adoption Standards.** Clarify requirements to give predictability for developers and to reduce responsibility of future Selectboards.
5. **RVs as permanent structures**. LURs are unclear. Consider making it District-specific.
6. **Sheds**. Nuf said.

RELATIVELY MAJOR

1. **Randolph Center Design Requirements** and Design Review Advisory Committee. Are the standards still needed/wanted? Is there an alternative to the DRAC, since no one wants to serve on it. Also, structurally, put these requirements in their own section since they're used only once per decade.
2. **Greater Residential Density.** In RVHD and CBD (and maybe others?), with water and sewer available, allow 3 and 4-plexes on all lots (consistent with Act 181).
3. **Exit 4**. Consider more permissive zoning in the two upper quadrants.
4. **Industrial zoning adjacent to Residential**. Consider LUR requirements such as buffers for the protection of residential use.
5. **Capital budget planning**. Consider if Town Plan can encourage better long-range capital planning in support of existing Town infrastructure (e.g., pool shack) to include pursuit of grants in support of those plans.

--Matt

802-522-3473

Alex Torpey

From: Alex Torpey
Sent: Monday, February 2, 2026 12:51 PM
To: Matt Murawski
Subject: RE: Fw: Town Plan small discussions.

OK sounds good, thanks, see you later!

Alex Torpey
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From: Matt Murawski <murawskivt@gmail.com>
Sent: Monday, February 2, 2026 12:49 PM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Fw: Town Plan small discussions.

I'm scrambling today and probably won't make it in. Bu tI think we're in good shape. I just got off the phone with Perry Armstrong, reminding him to come give input on Event Ordinance tonight. He will. And I did talk with Cody, who turns out to be Perry's nephew. He'll likely be online.
--Matt

On Mon, Feb 2, 2026 at 12:43 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

> He did, yeah, but it's a bit of pulling teeth, and this is just the beginning! But I see what you're saying and probably agree that people will get more into it when they see some of it playing out, and considering most of the real big lifts are after that point (as far as working on feedback, working on town plan chapters, bylaws, etc) that does somewhat address my concerns as far as not quite feeling the level of energy or follow ups that we will need at that point.

I'll be here so happy to touch base about anything before tonight if you want to come early or checkin. Thanks!

Alex Torpey

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From: Matt Murawski <murawskivt@gmail.com>
Sent: Monday, February 2, 2026 12:25 PM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Fw: Town Plan small discussions.

Alex,

I see Mathew just sent a few items, sort of. I'm hopeful that once we get a couple of the small-group meetings behind us, engagement will pick up. My sense is there's still some uncertainty about just what this will look like. I think there's also some skepticism that we can actually have as many small meetings

as we're shooting for. My view there is, *so what*. let's shoot for the robust target, and if we fall short we've still will have had much better engagement than we otherwise would have.

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On Mon, Feb 2, 2026 at 11:32 AM Alex Torpey <ATorpey@randolphvt.org> wrote:

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Alex Torpey

Director of Planning, Zoning, and Regional Partnerships

Town of Randolph

7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org

p: 802 728 5433 x13

w: randolphvt.org

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Subject: Re: Town Plan small discussions.

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Adding Alex to facilitate next steps.

Mathew

Mathew Johnson PhD
Co-CEO, SPARC

5186186963 | www.sparcinsights.com
mathew@sparcinsights.com

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Alex Torpey

From: Matt Murawski <murawskivt@gmail.com>
Sent: Monday, February 2, 2026 12:49 PM
To: Alex Torpey
Subject: Re: Fw: Town Plan small discussions.

I'm scrambling today and probably won't make it in. Bu tI think we're in good shape. I just got off the phone with Perry Armstrong, reminding him to come give input on Event Ordinance tonight. He will. And I did talk with Cody, who turns out to be Perry's nephew. He'll likely be online.
--Matt

On Mon, Feb 2, 2026 at 12:43 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

> He did, yeah, but it's a bit of pulling teeth, and this is just the beginning! But I see what you're saying and probably agree that people will get more into it when they see some of it playing out, and considering most of the real big lifts are after that point (as far as working on feedback, working on town plan chapters, bylaws, etc) that does somewhat address my concerns as far as not quite feeling the level of energy or follow ups that we will need at that point.
>
> I'll be here so happy to touch base about anything before tonight if you want to come early or checkin. Thanks!

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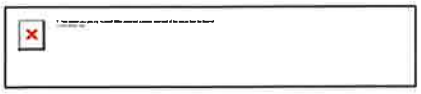

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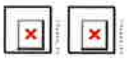

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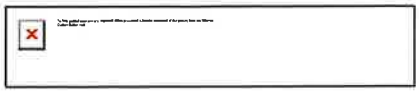

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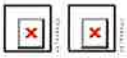

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Alex Torpey

From: Judith Powell
Sent: Wednesday, December 3, 2025 1:18 PM
To: Alex Torpey; Camden Walters
Subject: RE: Event regulations
Attachments: Randolph Event Ordinance Final PC Draft 4-17-25.pdf

Hi Camden,
The proposed Event Ordinance can be found in the November 13 packet beginning on page 38. However, I have also attached a copy here.
Feel free to reach out if you have any questions.

Judy

From: Alex Torpey <ATorpey@randolphvt.org>
Sent: Monday, December 1, 2025 5:08 PM
To: Camden Walters <camdenwalters93@gmail.com>; Judith Powell <JPowell@randolphvt.org>
Subject: RE: Event regulations

Hey Camden, I'm copying in Judy from the Town Manager's office who may be able to assist, this ordinance isn't in Zoning at the moment but I believe with the Selectboard. Let me know if I can help with anything!

Alex Torpey
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From: Camden Walters <camdenwalters93@gmail.com>
Sent: Monday, December 1, 2025 3:41 PM
To: Zoning <zoning@randolphvt.org>
Subject: Event regulations

Hello, I've looked all over the website and can't find a PDF of the proposed event ordinance regulations.

Could you provide me with a link?

Thank you,

Camden Walters

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From: A R <ales.email@gmail.com>
Sent: Monday, September 15, 2025 3:34 PM
To: Alex Torpey Randolph
Cc: Alex Torpey; Zoning
Subject: Re: Updated invitation with note: September Planning Commission Meeting @ Mon 8 Sept 2025 19:00 - 20:00 (EDT) (ales.email@gmail.com)
Attachments: 2025-08-09.pdf

Resending with the right start time. I accidentally wrote the end time.

On Mon, Sep 15, 2025 at 3:33 PM A R <ales.email@gmail.com> wrote:
Oh right. You did mention that.

PDF attached. Thanks!

On Mon, Sep 15, 2025 at 2:15 PM Alex Torpey Randolph <alextorpey.randolph@gmail.com> wrote:
FYI I don't check this email just use it for calendar/docs invites, so copying the zoning emails for me! If you can add "Draft subject to review/approval at the next meeting" to the minutes from the last meeting, then I can post that! Thank you!

Alex

On Mon, Sep 8, 2025 at 9:28 PM A R <ales.email@gmail.com> wrote:
Minutes attached in PDF. Let me know if that has everything it needs on it. I also attached the .md file if you want to mess with it (you can render markdown into PDFs on a bunch of websites). Thanks!

On Mon, Sep 8, 2025 at 11:13 AM Alex Torpey Randolph <alextorpey.randolph@gmail.com> wrote:

This event has been updated with a note:
"Hey all - Please find attached the agenda for tonight as well as the minutes from April. We will also circulate a short memo in the meeting related to the Town Plan discussion. In the future, the goal will be to send these updates out on Friday, but we were running a bit behind this time. Thanks! "
Changed: description, attachments

Attachments CHANGED
2025-09-08 PC Meeting ...

2025-04-24 PCMeetingMi...

Description CHANGED

Agenda attached and minutes from prior meeting

Randolph Planning Commission Meeting

Monday September 8th 2025 7pm

The meeting will be hybrid, with physical attendance possible at the Town Office conference room at 7 Summer Street. Digital attendance is possible via Zoom: https://us06web.zoom.us/j/2271876830 or by phone: (929) 436-2866

Meeting ID: 227 187 6830. Zoom link always

When

Monday 8 Sept 2025 · 19:00 – 20:00 (Eastern Time - New York)

Guests

Alex Torpey Randolph- organiser
maggietucksauer@gmail.com
alex@rethinklocal.us
ales.email@gmail.com
murawskivt@gmail.com
kimballcaroline@gmail.com
mathew@sparcinsights.com
larry@satcowitz.com
alex@randolphvt.org
zoning@randolphvt.org
jhanford@vlct.org
View all guest info

Reply for ales.email@gmail.com

Yes No Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are subscribed to Calendar notifications. To stop receiving these emails, go to Calendar settings, select this calendar and change 'Other notifications'.

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maggietucksauer@gmail.com
alex@rethinklocal.us
ales.email@gmail.com
murawskivt@gmail.com
kimballcaroline@gmail.com
mathew@sparcinsights.com
larry@satcowitz.com
alex@randolphvt.org
zoning@randolphvt.org
jhanford@vlct.org
View all guest info

Reply for ales.email@gmail.com

Yes No Maybe

More options

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Alex Torpey

From: Alex Torpey
Sent: Monday, September 8, 2025 10:00 AM
To: Trevor Lashua
Cc: Mark Rosalbo
Subject: RE: Event ordinance

Hey Trevor sounds good, how do you want me to communicate that to Matt Murawski for tonight, or did you talk to him already? I know it's on his radar so happy to pass along anything to him if helpful!

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

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From: Trevor Lashua <Trevor@randolphvt.org>
Sent: Friday, September 5, 2025 10:30 AM
To: Alex Torpey <Alex@randolphvt.org>
Cc: Mark Rosalbo <Mark@randolphvt.org>
Subject: Event ordinance

I heard there was some chatter from the PC coming about the event ordinance re-write. Before anyone wades too far into this one, let's connect. It's not going on the September agenda, regardless.

Alex Torpey

From: Caroline Kimball <kimballcaroline@gmail.com>
Sent: Tuesday, September 2, 2025 2:09 PM
To: Alex Torpey
Cc: Matt Murawski; ales.email@gmail.com; maggietucksauer@gmail.com; Larry Satcowitz; Josh Hanford; Mathew Johnson
Subject: Re: PC -- update and next meeting Mon Sept 8 7pm

Thank you both!

On Tue, Sep 2, 2025 at 1:43 PM Alex Torpey <Alex@randolphvt.org> wrote:

> Hello all you should have received a calendar invite for this coming Monday at 7pm from alextorpey.randolph@gmail.com. I will send those out ahead of time and attach the agenda and zoom information, once the agenda is done. Thanks and see you all soon!
>
> Alex

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From: Matt Murawski <murawskivt@gmail.com>
Sent: Tuesday, August 26, 2025 2:44 PM
To: Matt Murawski <murawskivt@gmail.com>; Caroline Kimball <kimballcaroline@gmail.com>; ales.email@gmail.com; maggietucksauer@gmail.com; Larry Satcowitz <Larry@satcowitz.com>; Josh Hanford <jhanford@vlct.org>; Mathew Johnson <mathew@sparcinsights.com>
Cc: Alex Torpey <Alex@randolphvt.org>
Subject: PC -- update and next meeting Mon Sept 8 7pm

PC Members,

Summer is ending, and I think it's time to get back to work!

1. **New meeting day/time.** We spent some time looking for a new day/time because Thursdays 5pm were a challenge for too many of us. The best option appeared to be **1st Monday 7pm.** We'll delay a week when that Monday is a holiday. In the event of a lengthy agenda, we can adjust and hold he meeting at 6pm instead.
2. **Next Meeting.** Monday Sept 8 7pm (because Sept 1 is a holiday).
3. **New Planning/Zoning Director.** Welcome to Alex Torpey (cc'd). He brings a ton of planning and zoning and municipal admin experience, and I'm already glad to have him on board as we start revisions to our Town Plan.
4. **Members**. Mostly for Alex's benefit, here's who I think we've got on the PC right now. Please speak up if contact info needs updating.

Matt Murawski	murawskivt@gmail.com
Caroline Kimball	kimballcaroline@gmail.com
alejandro ruiz	ales.email@gmail.com
Maggie Tuck-Sauer	maggietucksauer@gmail.com
Larry Satcowitz	larry@satcowitz.com
Josh Hanford	jhanford@vlct.org
Mathew Johnson	mathew@sparcinsights.com

Stay tuned for meeting announcement for Sept 8. I anticipate a short agenda...introductions, general planning for the Town Plan update, and status/gameplan for other ongoing items (Event Ordinance, Zoning revision to change min lot size per dwelling unit requirement).

Thanks!

--Matt Murawski

Alex Torpey

From: Alex Torpey
Sent: Tuesday, September 2, 2025 1:43 PM
To: Matt Murawski; Caroline Kimball; ales.email@gmail.com; maggietucksauer@gmail.com; Larry Satcowitz; Josh Hanford; Mathew Johnson
Subject: RE: PC -- update and next meeting Mon Sept 8 7pm

Hello all you should have received a calendar invite for this coming Monday at 7pm from alextorpey.randolph@gmail.com. I will send those out ahead of time and attach the agenda and zoom information, once the agenda is done. Thanks and see you all soon!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

Office Hours
I am typically in the office Tuesdays and Thursdays 10-6pm (appointments required before 1pm), and available outside of those hours as needed. We recommend reaching out before stopping by to ensure someone is available, or you can book an appointment easily online here.

My office hours may differ from yours - please don't feel the need to respond outside of yours.

From: Matt Murawski <murawskivt@gmail.com>
Sent: Tuesday, August 26, 2025 2:44 PM
To: Matt Murawski <murawskivt@gmail.com>; Caroline Kimball <kimballcaroline@gmail.com>; ales.email@gmail.com; maggietucksauer@gmail.com; Larry Satcowitz <Larry@satcowitz.com>; Josh Hanford <jhanford@vlct.org>; Mathew Johnson <mathew@sparcinsights.com>
Cc: Alex Torpey <Alex@randolphvt.org>
Subject: PC -- update and next meeting Mon Sept 8 7pm

PC Members,

Summer is ending, and I think it's time to get back to work!

1. **New meeting day/time.** We spent some time looking for a new day/time because Thursdays 5pm were a challenge for too many of us. The best option appeared to be **1st Monday 7pm.** We'll delay a week when that Monday is a holiday. In the event of a lengthy agenda, we can adjust and hold he meeting at 6pm instead.

2. **Next Meeting.** Monday Sept 8 7pm (because Sept 1 is a holiday).
3. **New Planning/Zoning Director.** Welcome to Alex Torpey (cc'd). He brings a ton of planning and zoning and municipal admin experience, and I'm already glad to have him on board as we start revisions to our Town Plan.
4. **Members**. Mostly for Alex's benefit, here's who I think we've got on the PC right now. Please speak up if contact info needs updating.

Matt Murawski	murawskivt@gmail.com
Caroline Kimball	kimballcaroline@gmail.com
alejandro ruiz	ales.email@gmail.com
Maggie Tuck-Sauer	maggietucksauer@gmail.com
Larry Satcowitz	larry@satcowitz.com
Josh Hanford	jhanford@vlct.org
Mathew Johnson	mathew@sparcinsights.com

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Alex Torpey

From: Trevor Lashua
Sent: Tuesday, July 15, 2025 4:49 PM
To: Mark Rosalbo; Alex Torpey
Subject: RE: EXTERNALFollow-up on Events Ordinance Review

I did a draft to get the PC going, but the version they've come up with is completely different. I'm not sure if they ever even discussed the version put together for them, frankly, but in fairness there were a number of changes in membership just after that. They could've hated it, they could've simply lost it in transition.

Having a Planning Commission involved in ordinances is also a Randolph wrinkle. In 20 years in local government in Vermont, I've not seen it until here.

I don't believe they have provided their version to the SB, at least not as a request to present. We (staff) got a copy after asking to review it.

The ordinance itself is 44 years old, which is a good reason to review and update. The story behind the email, and why those residents are interested, is a longer one. The most recent "event" that likely prompted the email wasn't a tractor pull, but just a family gathering.

From: Mark Rosalbo <Mark@randolphvt.org>
Sent: Tuesday, July 15, 2025 3:50 PM
To: Alex Torpey <Alex@randolphvt.org>
Cc: Trevor Lashua <Trevor@randolphvt.org>
Subject: RE: EXTERNALFollow-up on Events Ordinance Review

Yip. The short version is this is also known (inhouse only) as the 'tractor pull' ordinance. I'll share more details when time permits. As I understand it, Trevor has written a new event policy that has or soon will be ratified by the SB. I've included Trevor in this email to further explain.

Mark D. Rosalbo
(he/him/his)
Economic Development Director
Town of Randolph
7 Summer Street, Randolph, VT 05060
O: (802) 728-5433 Ext. 13
C: (802) 431-5385
https://randolphvibe.com
https://randolphvt.org/

From: Alex Torpey <Alex@randolphvt.org>
Sent: Tuesday, July 15, 2025 3:43 PM
To: Mark Rosalbo <Mark@randolphvt.org>
Subject: FW: EXTERNALFollow-up on Events Ordinance Review

Do you know anything about the below?

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

From: Mark Wallinga <mwallinga2@gmail.com>
Sent: Sunday, July 13, 2025 9:39 AM
To: Zoning <Zoning@randolphvt.org>
Cc: Mirro, Judy <Judy.Mirro@uvmhealth.org>
Subject: EXTERNALFollow-up on Events Ordinance Review

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Any insight into the expected timeline or next steps would be greatly appreciated.

Thank you for your time and continued service to the Town.

Warm regards,

Mark Wallinga
81 Hilltop Dr, Randolph Center

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Alex Torpey

From: Mark Rosalbo
Sent: Tuesday, August 5, 2025 1:00 PM
To: Alex Torpey
Subject: FW: EXTERNALFollow-up on Events Ordinance Review

From: Trevor Lashua <Trevor@randolphvt.org>
Sent: Tuesday, July 15, 2025 4:49 PM
To: Mark Rosalbo <Mark@randolphvt.org>; Alex Torpey <Alex@randolphvt.org>
Subject: RE: EXTERNALFollow-up on Events Ordinance Review

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Warm regards,

Mark Wallinga
81 Hilltop Dr, Randolph Center

Alex Torpey

From: Mirro, Judy <Judy.Mirro@uvmhealth.org>
Sent: Friday, September 12, 2025 2:02 PM
To: Larry Satcowitz; Alex Torpey
Cc: Mark Wallinga; billdaigle@yahoo.com
Subject: RE: Follow Up on Events Ordinance

Larry

We appreciate the update.
I had drafted an email to Alex to schedule a meeting to discuss the Events Ordinance (*I had just neglected to hit the send button*).
I still think this would be beneficial.

Alex, I will reach out next week and schedule a time we can meet so I can provide you with my thoughts and concerns.
We would very much like the Events Ordinance to be passed now that it has been drafted.

This Saturday (tomorrow) we are planning another day away as the William's will hold another disruptive tractor pull with no regard to their neighbors.

And we look forward to attending the November meeting.
Thank you!

Respectfully,
Judy Mirro

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111 Colchester Avenue
Burlington, VT 05401
O (802) 847-1506
C (802) 233-9270
judy.mirro@uvmhealth.org

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From: Larry Satcowitz <lsatcowitz@gmail.com>
Sent: Thursday, September 11, 2025 7:48 PM
To: Mark Wallinga <mwallinga2@gmail.com>
Cc: alex@randolphvt.org; Mirro, Judy <Judy.Mirro@uvmhealth.org>
Subject: Re: Follow Up on Events Ordinance

Hi Mark,

The Town Manager reports that this is planned to be on the agenda for November.

Best,

Larry

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Alex,

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I would really appreciate your guidance and, if possible, a firm timeline so we can ensure this initiative continues to move forward without unnecessary delays. Again, thank you for your time and attention to this matter.

Best Regards,

Mark Wallinga
81 Hilltop Drive
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(317) 502-6317

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Alex Torpey

From: Mirro, Judy <Judy.Mirro@uvmhealth.org>
Sent: Friday, September 12, 2025 6:26 PM
To: Larry Satcowitz; Alex Torpey
Cc: Mark Wallinga; billdaigle@yahoo.com
Subject: Date correction- Re: Follow Up on Events Ordinance

Correction - the tractor pull date is next weekend

Get Outlook for iOS

From: Mirro, Judy <Judy.Mirro@uvmhealth.org>
Sent: Friday, September 12, 2025 2:01 PM
To: larry@satcowitz.com <larry@satcowitz.com>; alex@randolphvt.org <alex@randolphvt.org>
Cc: Mark Wallinga <mwallinga2@gmail.com>; billdaigle@yahoo.com <billdaigle@yahoo.com>
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Alex Torpey

From: Mark Wallinga <mwallinga2@gmail.com>
Sent: Sunday, September 14, 2025 10:04 AM
To: Alex Torpey
Subject: Re: Date correction- Re: Follow Up on Events Ordinance

Hi Alex,

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Sent: Monday, September 15, 2025 9:18 AM
To: Mark Wallinga
Subject: RE: Date correction- Re: Follow Up on Events Ordinance

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Alex

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From: Alex Torpey
Sent: Monday, March 2, 2026 7:20 AM
To: Matt Murawski
Subject: Fw: Tractor Pulls

Not listed on the agenda tonight, but if you want to follow up with them or anything

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From: Taryn Galliher <taryn.a.galliher@gmail.com>
Sent: Saturday, February 28, 2026 8:54 AM
To: Alex Torpey <Alex@randolphvt.org>; adminassistant <adminassist@randolphvt.org>
Cc: Reed Belisle <reedbelisle@gmail.com>
Subject: Tractor Pulls

Good morning,

My name is Taryn Galliher and I live at 85 Hilltop Drive, Randolph Center VT with my partner Reed Belisle - you may recognize this address as I am two lots away from the Williams Field of Dreams Tractor Pulls. I'm writing to you as we unfortunately have a prior commitment and can not attend the meeting on Monday.

We purchased and moved into our house in November 2024. At the time of purchase we were aware of the tractor pulls as we had driven by the house on the day of the last tractor pull in 2024. While we knew they existed we didn't know what that would entail being their neighbor. I'm writing to tell you that after a year of living in the house we would never know the tractor pull takes place if we didn't leave the house during the events. We have heard the discussion around how it is a controversial event for a few select neighbors and we were open to finding out what this meant. I can tell you now that it does not bother us at all. It is 4 days of the summer, and while we may hear the tractor when we are outside, it is no louder

than what we may hear if a neighbor down the road is brush hogging their field, moving trees, grating a road or doing anything outside with a tractor. The farmer who bails our community field in the summer is louder in our house than the tractor pulls are. When we are inside our house, we do not even hear the tractor pulls nor do they set off our easily set off barking dog. The event takes place only on Saturdays only and it has never interrupted our ability to get to our house or leave, nor have any of the attendees caused problems. If anything the people are very welcoming and kind.

I grew up in rural NH and was an active farm kid and heavily involved in 4H, specifically the 4H horse project. You may be thinking what does this have to do with the tractor pulls. It has to do with the fact that my years in 4H were some of the most impactful years and after I aged out I became involved on how do we keep kids involved, get kids involved and teach them about agriculture . Living in Randolph now, I am still an active equestrian and am thrilled with how many active farms there are. That is part of why we moved to where we did. When I attended my first tractor pull at the Williams field, I was dumbfounded to see there were kids pulling and kids watching and they were thrilled. As many know, kids can't pull at most locations due to age restrictions. I had many friends growing up who would have loved to have tried it but couldn't due to ages. Now they don't have anything to do with tractors or agriculture because they had to find other things to do. Seeing that there were kids that were involved and watching made me so happy to see and is something that stopping these events could be detrimental to. Keeping the town growing and keeping agriculture alive is something that starts with youth. Their opportunities to be involved and learn are already so limited. Please don't make them more limited.

As a proud Randolph resident, please don't let a few disgruntled residents take away from the joy that it brings to many, as well as the people it brings to our community. Please do not take away another opportunity for people to learn and be involved and for kids to have a chance to get involved. Agriculture and any events around it are dying, rural vermont is one of the few places that are left in the northeast that make agriculture accessible to all. Tractor pulls are this.

The community I am proud to be a part of hosts many things around it to get people out and involved and this is something that taking away access to events or limiting them could cause more harm than good. I feel it's also important to note that Randolph center is rural Vermont... there are active farms around us. Farms make noise every day not just on four Saturday's a year. We purposefully moved to rural Vermont for the benefits of living in a rural farm community.

Thank you,
Taryn

Alex Torpey

From: Alex Torpey
Sent: Monday, March 2, 2026 7:21 PM
To: Taryn Galliher; adminassistant
Cc: Reed Belisle; Matt Murawski
Subject: Re: Tractor Pulls

Thanks Taryn. I forwarded your email to the Planning Commission chair, Matt Murawski, who is also copied here!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

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Thank you,
Taryn

Alex Torpey

From: A R <ales.email@gmail.com>
Sent: Tuesday, March 3, 2026 9:07 AM
To: Alex Torpey
Cc: alex@rethinklocal.us; lsatcowitz@gmail.com; murawskivt@gmail.com; kimballcaroline@gmail.com; mathew@sparcinsights.com; cdamaple@gmail.com; larry@satcowitz.com; Zoning; jhanford@vlct.org; Alex Torpey Randolph
Subject: Re: Updated invitation with note: Planning Commission Meeting @ Mon Mar 2, 2026 7pm - 8pm (EST) (alex@randolphvt.org)
Attachments: 2026-03-02.pdf; 2026-02-02.pdf

Minutes from last two meetings attached.

On Tue, Mar 3, 2026 at 7:51 AM Alex Torpey <Alex@randolphvt.org> wrote:
Hey all just a reminder to please send your constituency/demographic info that we discussed last night over today. Thanks!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

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From: Alex Torpey Randolph <alextorpey.randolph@gmail.com>
Sent: Monday, March 2, 2026 7:27 PM
To: ales.email@gmail.com <ales.email@gmail.com>; alex@rethinklocal.us <alex@rethinklocal.us>; lsatcowitz@gmail.com <lsatcowitz@gmail.com>; murawskivt@gmail.com <murawskivt@gmail.com>; kimballcaroline@gmail.com <kimballcaroline@gmail.com>; mathew@sparcinsights.com <mathew@sparcinsights.com>; cdamaple@gmail.com <cdamaple@gmail.com>; larry@satcowitz.com <larry@satcowitz.com>; Alex Torpey <Alex@randolphvt.org>; Zoning <zoning@randolphvt.org>; jhanford@vlct.org <jhanford@vlct.org>
Subject: Updated invitation with note: Planning Commission Meeting @ Mon Mar 2, 2026 7pm - 8pm (EST)

(alex@randolphvt.org)
When: Monday, March 2, 2026 7:00 PM-8:00 PM.
Where:

This event has been updated with a note:
"Draft minutes "
Changed: attachments

Attachments CHANGED

- PC Draft Minutes 2026-...
- 2026-03-02 PC Meeting ...
- Town Plan Tracking Doc...

Randolph Planning Commission Meeting

Monday January 5th 2025 7pm

This will be a hybrid meeting.

Attend in person at the Randolph Town Offices, 1st Floor Conference Room.

Or join on-line with the Zoom meeting link:

https://us06web.zoom.us/j/88327047777

Meeting ID: 883 2704 7777

Agenda

1. Call to Order | 1 Min
2. Public comment: (for items not on the agenda) | 5 min

3. Approval of Minutes | 5 min
4. New Business | 10 min
    1. 2026 PC Meeting Schedule (see below as well)
    2. Memo on two-lot subdivisions regarding administrative review
5. Old Business | 10 min
    1. PC Appointments and membership
    2. Proposal for 3- and 4-plex allowance in RVHDR – accomplished already by Act 181
6. 2026/2027 Town Plan Updates | 35 min
    1. Review of updated memo with revised timeline, goals, structure, etc
    2. Report back on tasks for each member from last meeting:
        - Zoning issues identified to address in LUR update
        - Stakeholders identified for public outreach
    3. Discuss public outreach next steps and PC member tasks
    4. Review Planning Commission Meeting Dates for 2026
    5. Next steps
7. Adjourn | 1 min

When

Monday Mar 2, 2026 · 7pm – 8pm (Eastern Time - New York)

Guests

Alex Torpey Randolph - organizer
ales.email@gmail.com
alex@rethinklocal.us
lsatcowitz@gmail.com
murawskivt@gmail.com
kimballcaroline@gmail.com
mathew@sparcinsights.com
cdamaple@gmail.com
larry@satcowitz.com
alex@randolphvt.org
zoning@randolphvt.org
jhanford@vlct.org
View all guest info

Reply for alex@randolphvt.org

Yes No Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Alex Torpey

From: Mirro, Judy <Judy.Mirro@uvmhealth.org>
Sent: Monday, June 8, 2026 3:48 PM
To: Alex Torpey; Larry Satcowitz; Matt Murawski; Trevor Lashua
Cc: billdaigle@yahoo.com; Mark Wallinga
Subject: Keeping it real - Planning Commission Meeting Agenda
Attachments: 8.00-30 am Parked in our driveway 6.6.26.jpg

Saturday was the kickoff Tractor Pull at 1695 Rogers Road, Randolph Center.
You can see by the attached photo a car parked in our driveway – blocking our access.
The owner was attending the tractor pull.

At 8:30 am the owner was told to leave immediately.
He didn't quite understand that he wasn't allowed to park on our property.
As you might expect, I was not pleased, however, he did drive off.

Any updates on the progress of the ordinance would be most welcome.
Please keep us informed.

Judy Mirro

Judy Mirro
Construction Safety Program Manager
Environmental Health & Safety Department
University of Vermont Medical Center

Judy.Mirro@uvmhealth.org
802-847-1506 (office)
UVMHealth.org

University of Vermont Health

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Alex Torpey

From: Mark Wallinga <mwallinga2@gmail.com>
Sent: Thursday, June 11, 2026 7:38 AM
To: Mirro, Judy; Alex Torpey; Larry Satcowitz; Matt Murawski; Trevor Lashua; billdaigle@yahoo.com
Cc: Zoning
Subject: Re: Keeping it real - Planning Commission Meeting Agenda

Good morning Matt, Alex, Larry, and Trevor,

I wanted to follow up on Judy's email and add my voice to the conversation.

First, I appreciate the time and effort that both the Planning Commission and Selectboard have invested in the Temporary Events Ordinance over the past couple of years. I recognize that these types of issues are rarely simple and that finding the right balance between property rights, events, and the interests of neighboring residents takes time.

All that said, I'm a little concerned that the process looks like it might have stalled.

The Planning Commission came to a consensus on forwarding a draft ordinance to the Selectboard in early 2025. It was posted on the Town's website for community review until December 2025. The Selectboard ultimately reviewed the draft in December and returned it to the Planning Commission for additional work, primarily due to concerns regarding portions of the attendance thresholds being flagged as too low. Since the Planning Commission meeting in February, I have not seen any indication that the ordinance has been revisited or that further progress has been made.

So, just wondering if there may have been discussions or developments that I'm just simply not aware of, but from the perspective of residents who have been following this issue closely, there has been very little communication regarding where things stand or what the path forward looks like.

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Could someone provide an update on where the ordinance currently stands and whether the Planning Commission intends to resume work on it in the near future?

I'm still hopeful that the Town can reach a reasonable solution that respects appropriate community events while also providing meaningful protections for all Randolph residents.

Thank you for your time, and I look forward to hearing an update.

Best regards,

Mark Wallinga

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Alex Torpey

From: Alex Torpey
Sent: Monday, June 29, 2026 3:02 PM
To: Judith Powell
Subject: Fw: Keeping it real - Planning Commission Meeting Agenda

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x223
w: randolphvt.org

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Sent: Thursday, June 11, 2026 7:38 AM
To: Mirro, Judy <Judy.Mirro@uvmhealth.org>; Alex Torpey <Alex@randolphvt.org>; Larry Satcowitz <lsatcowitz@gmail.com>; Matt Murawski <murawskivt@gmail.com>; Trevor Lashua <Trevor@randolphvt.org>; billdaigle@yahoo.com <billdaigle@yahoo.com>
Cc: Zoning <zoning@randolphvt.org>
Subject: Re: Keeping it real - Planning Commission Meeting Agenda

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Alex Torpey

From: Matt Murawski <murawskivt@gmail.com>
Sent: Monday, July 6, 2026 5:09 PM
To: Mark Wallinga
Cc: Alex Torpey; Larry Satcowitz; Zoning; Mirro, Judy; billdaigle@yahoo.com
Subject: Re: Keeping it real - Planning Commission Meeting Agenda

Hi Mark,
I anticipate we'll have it on the Agenda and have some robust discussion at our August meeting.
--Matt

On Mon, Jul 6, 2026, 4:21 PM Mark Wallinga <mwallinga2@gmail.com> wrote:
Hi Folks,

I see the Events Ordinance is not on the agenda for tonight's meeting. Can we get a quick progress update? When do you anticipate this topic will be added to the agenda for renewed discussion and review? Thank you and have a great day!

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Alex Torpey

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Sent: Monday, July 6, 2026 5:15 PM
To: Matt Murawski
Cc: Alex Torpey; Larry Satcowitz; Zoning; Mirro, Judy; billdaigle@yahoo.com
Subject: Re: Keeping it real - Planning Commission Meeting Agenda

Thanks, Matt. Appreciate it. Hope everyone had a great 4th of July!

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Alex Torpey

From: Alex Torpey
Sent: Thursday, November 20, 2025 5:59 AM
To: Chris Gunnell; Zoning
Cc: Suzanne Pickett; Alex Torpey Randolph; alex@rethinklocal.us; murawskivt@gmail.com; daniel.devoe@gmail.com; wmcgrath@leddynamics.com; wmcgrath@ldyinc.com; rachel.arsenault@williamson-group.com; christopher_recchia@yahoo.com
Subject: Re: Next DRB Meetings and Logistics
Attachments: LURs Approved by Selectboard 3-13-2025.pdf

Hey Chris and all, the LURs that were updated this year are on the zoning page if you get questions from anyone, and attached to this email. It sounds like there were tangible updates in a few areas so worth updating your records if you have the prior ones.

If you want a printed copy, if you coordinate a time to stop into Town Hall I can print off a copy for you!

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

Office Hours
I am typically in the office Mondays and Thursdays 10-6pm (**appointments required before 1pm**), and available outside of those hours as needed. We recommend reaching out before stopping by to ensure someone is available, or you can book an appointment easily online here.

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From: Chris Gunnell <chrisgunnell@gmail.com>
Sent: Wednesday, November 19, 2025 4:06:01 PM
To: Zoning
Cc: Suzanne Pickett; Alex Torpey Randolph; alex@rethinklocal.us; murawskivt@gmail.com; daniel.devoe@gmail.com; wmcgrath@leddynamics.com; wmcgrath@ldyinc.com; rachel.arsenault@williamson-group.com; Alex Torpey; christopher_recchia@yahoo.com
Subject: Re: Next DRB Meetings and Logistics

Hello all,

How would I go about getting updated regs printed out?

On Nov 18, 2025, at 20:26, Chris Gunnell <chrisgunnell@gmail.com> wrote:

Thank you, Alex.

> On Nov 18, 2025, at 19:22, Zoning <Zoning@randolphvt.org> wrote:
>
> Hey all,
>
> The video from last night's meeting is posted on the Zoning page: //randolphvt.org/zoning.
>
> For those of you not in attendance, there are a few really important details to carefully read through below:
>
> - The main course last night, the zoning appeal hearing, was continued to the 12/15 regular DRB meeting.
> - Between now and then, DRB members should not discuss anything about the hearing with each other, with me, or with any of the parties or members of the public. All discussion about the hearing needs to happen in the hearing with all parties able to participate. You can certainly ask me any process questions. But of course, we live in a small town and if it happens to come up say in a social setting and you realize you're wading into territory you shouldn't, my suggestion would be to document what was discussed so that it can be read into the record on 12/15.
> - The Board indicated an interest in doing a site visit to 102 Thayer Brook on 12/3 at 4pm. I will work on coordinating that with Francis unless I hear otherwise from anyone here in the next day. This will be for a couple DRB members to take a few measurements with an expected very short duration (maybe 10-15 minutes). The site visit must be publicly warned, which I'll do. I also intend to coordinate with Scott at the PD both for traffic and/or to have someone nearby in case any tensions escalate.
> - I believe I have to re-warn the continued hearing as well, but I will be checking in on process with VLCT again, same for the site visit, which Dan I will send you anything I get back from them if they have any advice. A reminder that even at the site visit, no discussion about the hearing can take place there.
> - Please review the materials I sent around carefully before 12/15 if you haven't, and worth doing a re-read either way beforehand. I know there's a lot to read, but there is a lot of important detail in there from the application, appeal letter, and my memo, that speaks to some of the questions present. The links are all below.
> - I also sent an FYI to Trevor in case he'd like to brief the SB in case anyone escalates to them in the meantime, I don't want SB to be blindsided by anything.
> - I'm also going to search and try to pull some more docs for 12/15 such as deeds, plats, surveys, etc for 102 and neighboring properties.

I hope this was helpful to just shoot off a few important points so everyone is on the same page. Dan, hope that's OK. Please reach out to me with any questions or if I misstated or missed anything. Thanks everyone!

Alex

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This event has been updated with a note:
"Agenda items attached, which includes the overall memo for the meeting. Please note: - Two of hearings were moved to December - The zoning appeal has a number of associated documents: Application 2) Permit issued 3) Appeal letter 4) Staff memo It's a lot to read, but please make sur do so before the appeal hearing. Let me know if you have any questions! "

Changed: description, attachments

When

Monday Nov 17, 2025 · 7pm – 8pm (Eastern Time - New York)

Guests

Alex Torpey Randolph - organizer

alex@rethinklocal.us

murawskivt@gmail.com

daniel.devoe@gmail.com

suzanne.pickett2@gmail.com

wmcgrath@leddynamics.com

wmcgrath@ldyinc.com

chrisgunnell@gmail.com

rachel.arsenault@williamson-group.com

alex@randolphvt.org

zoning@randolphvt.org

christopher_recchia@yahoo.com

View all guest info

Reply for zoning@randolphvt.org

Maybe | No | Yes

More options

CHANGED **Attachme**

Draft Staff Report re_...

Revised DRB Staff Memo...

Z25-52 Application Pac...

Z25-51 Appeal Letter.pdf

Z25-51 102 Thayer Broo...

DRB Agenda 10-20-25.docx

Invitation from Google Calendar
You are receiving this email because you are an attendee on the event.
Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, inv
others regardless of their own invitation status, or modify your RSVP. Learn more

Alex Torpey

From: Alex Torpey
Sent: Tuesday, November 18, 2025 1:37 PM
To: Brian Murdock
Subject: Re: Application
Attachments: LURs Approved by Selectboard 3-13-2025.pdf

Hey Brian, I can get those to you on Monday next week unless you're planning to send them sooner.

In the LURs (attached) there are two sections that hopefully you've reviewed and which have all the requirements. Happy to discuss any of them with you or answer any questions. They are:

- Section 503 for site plan requirements (Starts on the page numbered 73)
- Section 504 for conditional uses (Starts on the page numbered 79)

There's nothing particularly different in either of those than your typical site plan review type process I don't think.

The warnings/materials will go out the first week of December on my end, so any updates you can provide before then I can include. The more provided ahead the better so they can review it, but they'll also ask questions during the hearing so just make sure you have all the info and/or anyone attending with you so you can speak to each item on those lists. Again, happy to answer any questions about any of them or meet beforehand!

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Tuesday, November 18, 2025 8:28:09 AM
To: Alex Torpey
Subject: Re: Application

Hi alex
when are you planning to send me the revised abutter letters for both the 0 Beanville road and 49 South main projects
for the upcoming December 15 DRB meeting.
also can you answer my follow up question to your question about :

- Have you reviewed all the requirements for conditional use and site plans?
- Can you kindly please send me the requirements for conditional use and site plans information you are referencing so i can review and re-review before the 12/15 meeting? And also any additional insight or pointers you think i need to know regarding this.

Brian Murdock

On Mon, Nov 10, 2025 at 2:21 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

OK yeah that makes sense. So a few things for that:

- 12/15 is the date for the December meeting
- I will send you updated letters beforehand for the mailing
- Have you reviewed all the requirements for conditional use and site plans?

Talk soon,

Alex

Alex Torpey

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Saturday, November 8, 2025 9:49 AM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

Post office was unable to provide me anything yesterday when i went in and spoke with them

f.y.i so we are definately pushing to december as we had thought we would

On Sat, Nov 8, 2025 at 9:48 AM Brian Murdock <fasthouseclosing@gmail.com> wrote:

Ok

I appreciate your help

i dropped the ball but i wont do it again

will get it right this time.

Do you happen to have a potential date for the december DRB meeting

so i can put it on my calender?

thanks alex

Brian Murdock

On Fri, Nov 7, 2025 at 11:31 AM Alex Torpey <ATorpey@randolphvt.org> wrote:

No I don't think they would take that, it would need to be something that is proof they were mailed, receipts, confirmations, etc, anything from USPS would suffice. I'll save sending out the updates to the whole board until Monday morning in case you are able to come up with anything in the meantime.

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Friday, November 7, 2025 11:17:07 AM
To: Alex Torpey
Subject: Re: Application

going to go in and speak with the customer service at the post office where they were mailed on 10/29 see what i can come up with

i have a checklist i highlighted and checked off each one with a highlighter and dated 10/29 mailed written next to each one

for all 17 mailings will this suffice as proof?

On Fri, Nov 7, 2025 at 9:35 AM Alex Torpey <ATorpey@randolphvt.org> wrote:

Without some sort of evidence that you can show that the mailings were done, it doesn't sound like the DRB will move forward with the November hearing. If you can get anything from USPS let me know, but if not, we'll have to push both to December unfortunately.

Alex Torpey

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Friday, November 7, 2025 8:00 AM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

i stuffed them in an outside mailbox here in SC where im at at the moment

i can inquire with the front desk about it not sure

On Fri, Nov 7, 2025 at 7:38 AM Alex Torpey <ATorpey@randolphvt.org> wrote:

Hey Brian the DRB Chair would like to see some evidence that the notices went out to move forward for November. Again, it's not about believing you, it's about the regulations and the evidence and paper trail. Do you have a receipt from the mailings? Or do you want to try calling the post office they were mailed from and ask if they are able to provide you any information?

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Thursday, November 6, 2025 6:13 PM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

Ok fair enough thanks Alex

On Thu, Nov 6, 2025, 4:24 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

OK I will relay that to the DRB, it's up to them ultimately I believe. Again, it's not about if you mailed the letters, it's about you being able to prove that you did so if someone were to challenge it in the future. I'll let you know when I hear back from the DRB.

Alex Torpey

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Thursday, November 6, 2025 4:34 PM

To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

I'd like to go forward with the November 17th date.the letters were all mailed I can 100% guarantee that

I do not wish to delay this to December

On Thu, Nov 6, 2025, 2:57 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

Hey Brian,

Because of the importance I created an instruction page and put the certified mail piece in large, bold font, I mentioned the requirement that the list of certified mailings had to be provided back to us before the DRB meeting a few times, and I provided instructions about what exactly to ask for when you go into the post office.

Obviously I trust you sent everything, and I know there are a bunch of steps to this, but I wrote out those instructions to help protect the applicants and the proposed projects from legal challenge. But, there is not actually a legal requirement to use certified mail. Here is what the state says:

> (3) The applicant may be required to bear the cost of the public warning and the cost and responsibility of notification of adjoining landowners. The applicant may be required to demonstrate proof of delivery to adjoining landowners either by certified mail, return receipt requested, or by written notice hand delivered or mailed to the last known address supported by a sworn certificate of service.

So you do have to demonstrate that the letters were sent to everyone, otherwise you risk that someone can challenge the application and then you'd have to start over again, which is why we just tell people to use certified mail, and specifically why the instructions say after that bolded paragraph to go to USPS and request a "Certification of Mailing" which is the easiest/cheapest way to certify that the letters were sent. Did you do first class or get tracking numbers, or anything like that?

I did reach out to the DRB chair to see what they think about having the hearings or if they want me to push them off to December. You certainly can opt to push to December on your own as well.

It's probably a low risk that someone challenges it, but if it were my project, I would want to follow the instructions to the letter so that someone couldn't create issues for me down the line.

Alex Torpey

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Thursday, November 6, 2025 12:04 PM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

I see it now, but it is a pretty big detail and i suppose it would have been great if this was mentioned in one of the many emails we had back and forth or one of our actual conversations.

especially since i have never done this and i need a little hand holding with it.

as i said they all went out and they went out regular mail. i was not aware they needed to be certified.

i take responsibility for this but im very disappointed none the less. I assure you all the letters went out.

On Thu, Nov 6, 2025 at 11:44 AM Alex Torpey <ATorpey@randolphvt.org> wrote:

> Hey Brian, the instruction sheet I sent with the letters on 10/2 had that instruction in it. I know it's a lot of steps and procedures, I can appreciate that. I'm not sure how to proceed if they were sent, but not sent certified. Let me look into that and I'll get back to you with more information, though may not be til next week. Thanks!

Alex Torpey

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Thursday, November 6, 2025 10:27 AM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

Alex

i am sorry i have never done this before.

I just reviewed all of your emails and it did not say anything about

certified mail and a list and a receipt from USPS.

Perhaps that goes without saying, but I was not told about this.

I sent the letters regular mail on wednesday 10/29

ample time in advance of the 11.17 meeting for the abutters to receive them.

let me know how to proceed

Brian Murdock

On Thu, Nov 6, 2025 at 10:11 AM Alex Torpey <ATorpey@randolphvt.org> wrote:

OK I just need that certified mailing list and receipt from USPS

Alex Torpey

Director of Planning, Zoning, and Regional Partnerships

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Wednesday, November 5, 2025 12:57 PM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

they were in the mail last wednesday 10/29 FYI

On Wed, Oct 22, 2025 at 12:21 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

> Oh and yes, they'd need to be postmarked by 11/2, though that's a Sunday I think so you definitely want to aim sooner. If they go out end of next week I think you're in great shape.
>
> You can use the existing abutter list and attached are updated letters.
>
> **Alex Torpey**
>
> Director of Planning, Zoning, and Regional Partnerships

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From: Brian Murdock <fasthouseclosing@gmail.com>
Sent: Tuesday, October 21, 2025 7:54 AM
To: Alex Torpey <ATorpey@randolphvt.org>
Subject: Re: Application

Alex thanks for your email

I just sent you the current site plan did you receive it? what do you think?

I am thinking i dont want to send the notices out early

to the abutters . Mail them /postmark them no later than 11/2

15 days prior correct?

Let me know your thoughts on the site plan?

and this question about the mailings..

thank you very much for your guidance with this project

sincerely

Brian Murdock

Lock N Load LLC

On Mon, Oct 20, 2025 at 5:25 PM Alex Torpey <ATorpey@randolphvt.org> wrote:

Hey Brian, how's the site plan coming along? Just want to remind about the abutter mailings for the 11/17 DRB meeting. I will be out most of next week but happy to answer any questions this week. The site plan wouldn't be needed until the first week of November so I can share with the DRB ahead of time. Thanks!

Alex

Alex Torpey

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Alex Torpey

From: Alex Torpey
Sent: Monday, September 8, 2025 10:33 AM
To: maxfield dybvig
Subject: RE: Current Randolph Zoning Districts
Attachments: LURs Approved by Selectboard 3-13-2025.pdf

Hey Max, the zoning districts that are current can be found in our updated LUR's on our zoning page, and attached here, here is the list:

Abbrev. District Name Development Standards
CB Central Business District ..... §210
RVHD Randolph Village High Density District ..... §211
RVMD Randolph Village Medium Density District ... §212
RCV Randolph Center Village District ..... §213
RV Rural Village District ..... §214
GCR Gateway Commercial Retail District ..... §215
GC Gateway Commercial District ..... §216
RES Residential District ..... §217
RR Rural Residential District ..... §218
RA Rural Agricultural District ..... §219
IND Industrial District ..... §220
INT-NW Interchange Northeast District ..... §221 & 225
INT-SW Interchange Southeast District ..... §222 & 225
INT-NE Interchange Northwest District ..... §223 & 225
INT-SE Interchange Southwest District ..... §224 & 225
FPO Flood Plain Overlay District ..... §226
WCO Water Conservation Overlay District ..... §227
RCO Randolph Center Overlay District ..... §228

You should be able to see you current district by heading to that GIS page and following those directions!

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From: maxfield dybvig <max.dybvig@gmail.com>
Sent: Sunday, September 7, 2025 4:54 PM
To: Alex Torpey <Alex@randolphvt.org>
Subject: Re: Current Randolph Zoning Districts

Hi Alex,

I'm confused. It looks to me that the ERV district was dissolved as of June 2025.

Can you clarify if this is the case?

Warmly,
- Max Dybvig

On Sat, Sep 6, 2025, 3:07 PM maxfield dybvig <max.dybvig@gmail.com> wrote:

Very helpful. Thank you Alex.
I assume ERV is East River Valley district?

Best,

- Max Dybvig

On Tue, Sep 2, 2025 at 5:09 PM Alex Torpey <Alex@randolphvt.org> wrote:

Hey Max Jeff is no longer in Randolph, but you can find all of the current zoning here: https://www.axisgis.com/randolphvt/#. If you turn on the "zoning map" layer on the left side you can see everything down to the property. Let me know if you need any other help!

Alex

Alex Torpey

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From: Mark Rosalbo <Mark@randolphvt.org> **On Behalf Of** Jeff Grout
Sent: Tuesday, September 2, 2025 5:08 PM
To: Alex Torpey <Alex@randolphvt.org>
Subject: FW: Current Randolph Zoning Districts

From: maxfield dybvig <max.dybvig@gmail.com>
Sent: Friday, August 29, 2025 4:16 PM
To: Jeff Grout <Jeff@randolphvt.org>
Subject: Current Randolph Zoning Districts

Hi Jeff,

Happy late summer.

Do you have access to the current map of zoning districts in Randolph (specifically East Randolph)? I'm looking at a 2018 map, but it looks like the districts have been redefined since then.

Thank you!

- Max Dybvig

Alex Torpey

From: Alex Torpey
Sent: Tuesday, August 12, 2025 12:23 PM
To: Caroline Anders
Cc: Mark Rosalbo
Subject: RE: EXTERNALRe: EXTERNALRe: 39 Central Street
Attachments: LURs Approved by Selectboard 3-13-2025.pdf

Hey Caroline,

In Randolph, we don't do construction inspections typically (such as electric, plumbing, etc). However, you may need state inspections, so always worth looking at their 'permit navigator' or giving them a call to confirm if you need anything there.

For us, our regulations are more about footprint, size, and use. Turning a non-conditioned garage space into a habitable space will require a zoning permit, review/compliance with the state RBES which gets filed with us, and may need state inspections. I don't think the door changes anything permit-wise. On the permit you would just need to show the plans, footprint, setbacks, etc. And the inspection at the end is not inspecting the electric, etc, but just confirming that the construction is what was in the plans.

For use, per Section 401 any homeowner is allowed to use up to 50% of their home space for a home occupation with a few stipulations, such as not having an adverse impact on the neighborhood, not storing anything on the exterior related to the businesses and not having more than two visitor cars in the RVHD district. You may want to review Section 401, though it's pretty basic.

Let me know if you have any questions from that! Thanks,

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

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From: Caroline Anders <carolineanders725@gmail.com>
Sent: Tuesday, August 12, 2025 11:12 AM
To: Alex Torpey <Alex@randolphvt.org>
Cc: Mark Rosalbo <Mark@randolphvt.org>
Subject: EXTERNALRe: EXTERNALRe: 39 Central Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Alex,

We're planning on finishing our attached garage. This will involve some plumbing, some electrical, and some insulation and drywall. The garage is attached to the house, and the work being done is just to expand the utilities and usability of the house into that space as well. We had considered turning one window into an exterior door, but we can skip that (or do it later) if the permits would be complicated. What do you think?

Are there any specifics you need to know about the plumbing or electrical work? We're still discussing the plans with our plumber and electrician, so we can adjust as needed to make the permiting process as uncomplicated as possible.

Thanks!
Caroline

On Tue, Aug 12, 2025, 9:25 AM Alex Torpey <Alex@randolphvt.org> wrote:

> Thank you Caroline! Yes the more you're able to share the more likely I can give you a good answer (though no promises I won't need to run stuff by Mark as I'm still getting up to speed on everything). I'll keep an eye out!
>
> **Alex Torpey**
>
> Director of Planning, Zoning, and Regional Partnerships
>
> **Town of Randolph**
>
> 7 Summer Street, Randolph, VT 05060
>
> e: alex@randolphvt.org
>
> p: 802 728 5433 x13

w: randolphvt.org

Office Hours

I am typically in the office Tuesdays and Thursdays 10-6pm (appointments required before 1pm), and available outside of those hours as needed. We recommend reaching out before stopping by to ensure someone is available, or you can book an appointment easily online here.

My office hours may differ from yours - please don't feel the need to respond outside of yours.

From: Caroline Anders <carolineanders725@gmail.com>
Sent: Tuesday, August 12, 2025 9:05 AM
To: Alex Torpey <Alex@randolphvt.org>
Cc: Mark Rosalbo <Mark@randolphvt.org>
Subject: EXTERNALRe: 39 Central Street

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Hi Alex,

It's nice to meet you!

We're just getting started, so I'm wondering what sort of forms we'll need for our project. I'd be happy to share more about our plans if that would be helpful.

Thanks,

Caroline

On Tue, Aug 12, 2025, 8:56 AM Alex Torpey <Alex@randolphvt.org> wrote:

Thanks Mark! Caroline, do you know what forms you're working on or need any guidance from me at this stage? Look forward to helping things along from our end!

Alex

Alex Torpey

Director of Planning, Zoning, and Regional Partnerships

Town of Randolph

7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org

p: 802 728 5433 x13

w: randolphvt.org

Office Hours

I am typically in the office Tuesdays and Thursdays 10-6pm (appointments required before 1pm), and available outside of those hours as needed. We recommend reaching out before stopping by to ensure someone is available, or you can book an appointment easily online here.

My office hours may differ from yours - please don't feel the need to respond outside of yours.

From: Mark Rosalbo <Mark@randolphvt.org>
Sent: Monday, August 11, 2025 9:33 AM
To: carolineanders725@gmail.com
Cc: Alex Torpey <Alex@randolphvt.org>
Subject: 39 Central Street

Hi Alex,

I would like to introduce you to Caroline Anders. She is turning her garage into an extension of the primary home. The garage is attached and they plan to add water, electricity, insolation etc..

They run a small "micro bakery" out of their home. **Atla's Conchas** is their business name. They are in the RVHD district, which has a few caveats for this type of business. I believe, as they are quite small, and not open to the public, they may fall under the radar.

Let me know if you'd like any assistance on this one.

They can be contacted at 919-331-0003

Thanks!

Mark D. Rosalbo

(he/him/his)

Economic Development Director

Town of Randolph

7 Summer Street, Randolph, VT 05060

O: (802) 728-5433 ext. 13

C: (802) 431-5385

RandolphVibe.com

RandolphVT.org

Alex Torpey

From: Mark Rosalbo
Sent: Tuesday, July 29, 2025 1:03 PM
To: Alex Torpey
Subject: FW: EXTERNALSolar Canopy - Zoning Permit Inquiry
Attachments: Residential Zoning App 2023.pdf; LURs_Approved_by_SB_on_7-8-21.pdf

Mark D. Rosalbo
(he/him/his)
Economic Development Director
Town of Randolph
7 Summer Street, Randolph, VT 05060
O: (802) 728-5433 Ext. 13
C: (802) 431-5385
https://randolphvibe.com
https://randolphvt.org/

From: Mark Rosalbo
Sent: Wednesday, July 5, 2023 11:37 AM
To: Doug Surwilo <doug.surwilo@suncommon.com>
Subject: RE: EXTERNALSolar Canopy - Zoning Permit Inquiry

Hi Doug,

Thanks for reaching out. It's my opinion that a ground-mounted solar array is provisionally exempt solar collector per 108.B of our LURs but would still be required to meet setback requirements in 301 Additional Setback requirements. However, a "solar canopy," described in your email below, serves dual capacities, including a carport or picnic area. A carport is considered an accessory building and would require a zoning permit, and depending on the total square footage, the setback requirements would be 5 feet or determined by the zoning district standard.

I would complete a residential zoning application and review our LURs for compliance with the district setback requirements.

To point you in the right direction, 851 Hebard Hill Road is in the **Rural Agricultural District (RA).** The development standards and use classification limitation for this district are on page 29 of the attached LURs.

Feel free to reach out at any time with questions or concerns.

Kind regards,

Mark D. Rosalbo
(he/him/his)
Economic Development Director
Zoning Administrator
Town of Randolph
7 Summer Street, Randolph, VT 05060

O: (802) 728-5433 Ext. 13
C: (802) 431-5385
https://randolphvt.org/

From: Doug Surwilo <doug.surwilo@suncommon.com>
Sent: Wednesday, July 5, 2023 10:04 AM
To: Mark Rosalbo <Mark@randolphvt.org>
Subject: EXTERNALSolar Canopy - Zoning Permit Inquiry

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Hi Mark,

I'm reaching out to notify you of a solar canopy project scheduled to begin this summer in the town of Panton at 851 Hebard Hill Rd. The solar canopies are open timber frame structures with integrated solar panels, and they can function as a carport or shade structure (see attached diagram).

The Public Utility Commission (PUC) requires these to be registered with the state as net metered, ground mounted solar arrays (see attached certificate of public good).

The State regulation states that residential ground mounted solar arrays, that are less than 15kW AC system size are exempt from municipal land permits and setbacks per:

- Title 30 Chapter 5, Subchapter 1, Act 248, Subsection (s)(2): "*This subsection does not require a setback for a facility with a plant capacity equal to or less than 15kW*"
- Title 24 Chapter 117, Subchapter 7, Act 4414, Subsection (15)(c): "*This subdivision (15) shall not authorize requiring a municipal land use permit for a solar electric generation plant, and a municipal action under this subdivision shall not be subject to the provisions of subchapter 11 (appeals) of this chapter.*"

Since the PUC requires the solar canopies to be registered as a ground mounted solar array, SunCommon considers a solar canopy to be a ground mounted solar array and therefore exempt from municipal permitting and setbacks.

Understanding that these canopies can be used as open walled car ports, we want to be cognizant of each town and check to see if they would also interpret these as ground mounted solar arrays and therefore exempt from further permitting.

Please let me know if that is the case in the town of Randolph. If there is a permit we should file for projects of this type, or setback requirements that should be followed please let me know what these regulations are and we will work to ensure that these regulations are met.

Thank you in advance for your assistance,
Doug
--
Doug Surwilo he/him *What's this?* | Manager of Residential Projects

SunCommon.com | **Contact:** 802-882-8642
442 US Route 2, Waterbury, VT 05676

Certified B Corporation

Our mission is to accelerate the transition to solar power in our communities because ensuring a habitable planet is the most important work of our lifetimes.

Alex Torpey

From: Mark Rosalbo
Sent: Tuesday, July 29, 2025 1:02 PM
To: Alex Torpey
Subject: FW: EXTERNALSolar Canopy - Zoning Permit Inquiry
Attachments: Residential Zoning App 2023.pdf; LURs_Approved_by_SB_on_7-8-21.pdf

Mark D. Rosalbo
(he/him/his)
Economic Development Director
Town of Randolph
7 Summer Street, Randolph, VT 05060
O: (802) 728-5433 Ext. 13
C: (802) 431-5385
https://randolphvibe.com
https://randolphvt.org/

From: Mark Rosalbo
Sent: Wednesday, July 5, 2023 7:30 PM
To: Mathew Johnson <mathew@sparcinsights.com>; Jeff Grout <jgrout@trorc.org>; Larry Satcowitz (Larry@satcowitz.com) <Larry@satcowitz.com>
Subject: FW: EXTERNALSolar Canopy - Zoning Permit Inquiry

Good evening PC,

If you have time, add this to your agenda tomorrow, perhaps informally:

- Including the term 'solar canopy' in our LURs would make sense.

Please look at my email below with an agent from Suncommon Solar. I'd love to hear your thoughts on any potential challenges in the future regarding LUR interpretation etc., of these types of projects.

Thanks for the time spent,

Mark D. Rosalbo
(he/him/his)
Economic Development Director
Zoning Administrator
Town of Randolph
7 Summer Street, Randolph, VT 05060
O: (802) 728-5433 Ext. 13
C: (802) 431-5385
https://randolphvt.org/

From: Mark Rosalbo
Sent: Wednesday, July 5, 2023 11:33 AM
To: 'Doug Surwilo' <doug.surwilo@suncommon.com>
Subject: RE: EXTERNALSolar Canopy - Zoning Permit Inquiry

Hi Doug,

Thanks for reaching out. It's my opinion that a ground-mounted solar array is provisionally exempt solar collector per 108.B of our LURs but would still be required to meet setback requirements in 301 Additional Setback requirements. However, a "solar canopy," described in your email below, serves dual capacities, including a carport or picnic area. A carport is considered an accessory building and would require a zoning permit, and depending on the total square footage, the setback requirements would be 5 feet or determined by the zoning district standard.

I would complete a residential zoning application and review our LURs for compliance with the district setback requirements.

To point you in the right direction, 851 Hebard Hill Road is in the **Rural Agricultural District (RA).** The development standards and use classification limitation for this district are on page 29 of the attached LURs.

Feel free to reach out at any time with questions or concerns.

Kind regards,

Mark D. Rosalbo
(he/him/his)
Economic Development Director
Zoning Administrator
Town of Randolph
7 Summer Street, Randolph, VT 05060
O: (802) 728-5433 Ext. 13
C: (802) 431-5385
https://randolphvt.org/

From: Doug Surwilo <doug.surwilo@suncommon.com>
Sent: Wednesday, July 5, 2023 10:04 AM
To: Mark Rosalbo <Mark@randolphvt.org>
Subject: EXTERNALSolar Canopy - Zoning Permit Inquiry

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Hi Mark,

I'm reaching out to notify you of a solar canopy project scheduled to begin this summer in the town of Panton at 851 Hebard Hill Rd. The solar canopies are open timber frame structures with integrated solar panels, and they can function as a carport or shade structure (see attached diagram).

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The State regulation states that residential ground mounted solar arrays, that are less than 15kW AC system size are exempt from municipal land permits and setbacks per:

- Title 30 Chapter 5, Subchapter 1, Act 248, Subsection (s)(2): "*This subsection does not require a setback for a facility with a plant capacity equal to or less than 15kW*"
- Title 24 Chapter 117, Subchapter 7, Act 4414, Subsection (15)(c): "*This subdivision (15) shall not authorize requiring a municipal land use permit for a solar electric generation plant, and a municipal action under this subdivision shall not be subject to the provisions of subchapter 11 (appeals) of this chapter.*"

Since the PUC requires the solar canopies to be registered as a ground mounted solar array, SunCommon considers a solar canopy to be a ground mounted solar array and therefore exempt from municipal permitting and setbacks.

Understanding that these canopies can be used as open walled car ports, we want to be cognizant of each town and check to see if they would also interpret these as ground mounted solar arrays and therefore exempt from further permitting.

Please let me know if that is the case in the town of Randolph. If there is a permit we should file for projects of this type, or setback requirements that should be followed please let me know what these regulations are and we will work to ensure that these regulations are met.

Thank you in advance for your assistance,
Doug

--

Doug Surwilo he/him *What's this?* | Manager of Residential Projects
SunCommon.com | **Contact:** 802-882-8642
442 US Route 2, Waterbury, VT 05676

Our mission is to accelerate the transition to solar power in our communities because ensuring a habitable planet is the most important work of our lifetimes.

Alex Torpey

From: Alex Torpey
Sent: Tuesday, July 22, 2025 10:05 AM
To: Rebecca Kincaid
Subject: RE: EXTERNALRe: EXTERNALzoning inquiry
Attachments: LURs Approved by Selectboard 3-13-2025.pdf

I think you're probably right that would be a big change in the survey to net .8 acres, though you never know depending on when the last one was done.

I've attached the latest LUR for the town, you'll find the RR standards on page 24 of the pdf. I am brand new so I don't know if there are any avenues to subdivide without having the min lot size requirements met, but I can ask around with folks and see if there is anything I'm not aware of and let you know next week. The barn's location would be nonconforming with the setbacks, so any major renovation or change of use, such as to a conditioned/livable space might trigger some issues too, though I'd need to look into that in more detail to give a better sense.

Is that helpful at all? Happy to ask around see if there's anything I might be missing.

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

From: Rebecca Kincaid <beckistan1123@yahoo.com>
Sent: Tuesday, July 22, 2025 9:57 AM
To: Alex Torpey <Alex@randolphvt.org>
Subject: EXTERNALRe: EXTERNALzoning inquiry

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We are 9.2 acres so I doubt a survey would squeeze out another 0.8 acres. What do you think? We are not in need of the barn and wondering if it is worth selling the land around it with the barn to someone who could use it.
Becky Kincaid

On Jul 22, 2025, at 9:51 AM, Alex Torpey <Alex@randolphvt.org> wrote:

Hi Rebecca,

Is this for the property at 851 Hebard Hill Rd? If so, you are in the RR district, which has a minimum lot size of 5 acres. So you'd need 10 acres to subdivide that into two 5 acre lots. It may be worth surveying if you are close.

What are you looking to do with the property? For example, there may be ways you can build an ADU on your existing lot without subdividing it.

Thanks!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

From: Rebecca Kincaid <beckistan1123@yahoo.com>
Sent: Monday, July 21, 2025 1:27 PM
To: Zoning <Zoning@randolphvt.org>
Subject: EXTERNALzoning inquiry

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How large does a lot need to be in order to sub-divide?
We live up on Hebard Hill RD and have about 9 acres of land.

Rebecca Kincaid

Alex Torpey

From: Alex Torpey
Sent: Tuesday, July 15, 2025 2:37 PM
To: Judith Powell
Cc: Mark Rosalbo
Subject: LUR update
Attachments: LURs Approved by Selectboard 3-13-2025.docx

Hey Judy, looking at updating the LUR on the website, I found the attached doc in the shared drive from Jeff which seems to last be updated in May. Does this look right to you as the most recent/final version? I know we had one from you that I think is an earlier version from maybe December, I think we'd like to upload one redlined version and one clean version. Thank you!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

Alex Torpey

From: Alex Torpey
Sent: Tuesday, July 15, 2025 11:58 AM
To: bfkelton92@yahoo.com
Subject: Zoning info
Attachments: LURs Approved by Selectboard 3-13-2025.pdf

RR is on page 24 of the doc (28 of the pdf), attached (This is the most recent I have but may not be the exact final version).

https://www.axisgis.com/randolphvt/

DRB info: https://randolphvt.org/vertical/sites/%7BD7EA543D-4DEE-41D3-BD57-86E65A3C936B%7D/uploads/Appendix_D_to_the_LURs.pdf

Thanks!

Alex

Alex Torpey
Director of Planning, Zoning, and Regional Partnerships

Town of Randolph
7 Summer Street, Randolph, VT 05060

e: alex@randolphvt.org
p: 802 728 5433 x13
w: randolphvt.org

Alex Torpey

From: Alex Torpey <alex@rethinklocal.us>
Sent: Tuesday, July 8, 2025 3:49 PM
To: Alex Torpey
Subject: EXTERNALFwd: LUR 2025
Attachments: LURs Approved by Selectboard 3-13-2025.docx

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Alex Torpey
Founder, Rethink Local

In "Community Nursing in the Upper Valley" Episode #6 on Rethink Local's Upper Valley Vibes podcast, we meet Kristin from Community Nurse Connection, and the community nurses in Tunbridge, Hartford, and Hanover and cover topics ranging from insurance, trust and relationship building, holistic healthcare, and how to start a community nursing program in your own town. There is incredible value in this publicly funded, non-insurance based locally developed and delivered healthcare solution for rural communities, and I think everyone will find something interesting in the discussion. Find episodes and other updates on my Substack or you can find Upper Valley Vibes on Spotify, Apple, or online!

Rethink Local is a Vermont public benefit corporation aimed at building civic engagement/resiliency and supporting strong local communities.

Learn more about our resources and initiatives, as well as the technical services we provide to governments and nonprofits, such as recruitment/retention, strategic planning, public engagement, financial analysis, and more.

---------- Forwarded message ---------
From: **Mark Rosalbo** <Mark@randolphvt.org>
Date: Tue, Jul 8, 2025 at 10:04 AM
Subject: LUR 2025
To: Alex Torpey <alex@rethinklocal.us>
Cc: Mark Rosalbo <Mark@randolphvt.org>

Mark D. Rosalbo

(he/him/his)

Economic Development Director

Interim Zoning Administrator

Town of Randolph

7 Summer Street, Randolph, VT 05060

O: (802) 728-5433 Ext. 13

C: (802) 431-5385

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